

City of Taylorsville
Planning Commission Meeting Minutes
January 23, 2018
Work Session – 6:00 p.m.
2600 West Taylorsville Blvd – Council Chambers

Attendance:

Planning Commission

Lynette Wendel, Chair
John Warnas, Vice Chair
Don Quigley
Anna Barbieri
Richard Morley
Kent Burggraaf
Justin Peterson

City Staff

Mark McGrath – Director of Community Development
Angela Price – Associate Planner
Amanda Roman – Associate Planner
Stephanie Shelman – Deputy City Attorney
Jean Gallegos – Admin Assistant/Recorder

PUBLIC: None in attendance.

BUSINESS MATTER

1. Election of new Chairman and Vice Chairman for 2018 was conducted by **Mr. McGrath** and results were as follows: Lynette Wendel was elected as Chair and John Warnas as Vice Chair. [6:24:13 PM](#)

WORK SESSION

2. Affordable Housing Presentation by the Utah Housing Coalition – Tara Rollins.

2.1 **Ms. Price** introduced Tara Rollins, who then made her presentation. **Ms. Rollins** said that the goal of this program is to provide affordable housing for people in Utah. That if a person is paying more than 30% of their income to housing, including utilities, they are not living in housing they can afford. She compared Median Incomes from Salt Lake County to Taylorsville and found Taylorsville to be significantly below Salt Lake County in every category of income. With the average rent for a two-bedroom apartment being \$1,140 per month, the affordable housing market in Taylorsville is deficient. She did a comparison factoring in basic rent of \$1,140, adding in cable (\$30.00), Garbage (\$10.00), Gas (\$5.00), Internet (\$40.00), Renter's Insurance (\$8.00), Sewer (\$10.00) and Water (\$5.00) – Totaling \$1,248.00. Then, adding in a pet deposit (\$200.00), Monthly Pet Fee (\$35.00) plus cable and security deposits, the amount is over \$2,400.00. She cited local area income brackets as being: Taylorsville Median Income - \$75,400; Extremely low - \$22,620 a year at \$10.88 per hour; Very Low Income - \$22,620 to \$27,700 at \$14.06 per hour; Low Income - \$29,262 to \$35,114 per year at \$16.88 per hour. With the average rent for a two bedroom apartment being \$1,130 per month, it is not affordable. She added that many things are not being included in that rent figure, i.e., cable, electricity, gas, garbage, internet, renter's insurance, sewer or water. Additional charges are being made for pet deposits and monthly fees for pets. She said she was present tonight to talk about affordable housing with a sense of home, a warm, safe place. She discussed the reason people are homeless which include domestic violence, loss of job, underemployed, divorce, foreclosure, eviction, no health insurance, felonies on their record, health issues, mental health issues, addiction and no support system. She offered a partial solution being to understand a person's inventory, implement practical planning for residents, understand change is needed, changing the way partnerships are formed with large employers. The State of Utah needs to invest in the infrastructure needed to supplement tourism. If the government doesn't want to be in the housing business then they need to pass policies that will allow the market to take care of it. She cited a big missed opportunity in the area at 400 South and 500 East to put in affordable housing, which was not done. She thanked the Commissioners for allowing her to address them this evening. Commissioners felt that part of the problem is with the developers in wanting more for their invested money, so affordable housing isn't in their equation right now. Also discussed were programs to allow people to buy homes with self-help stipulations to renovate them for credit towards the purchase thereof. Commissioners thanked Ms. Rollins for her very informative presentation this evening.

3. Accessory Dwelling Units Discussion by Amanda Roman/Associate Planner). (Angela Price/Associate Planner)

Ms. Roman [7:36:50 PM](#) gave a short presentation regarding accessory dwelling units, outlining the reasons for their use and also touching on the unintended consequences regarding their use. However, said that there is a serious shortage of affordable housing in this area and the use of accessory dwellings could alleviate some of that, so this issue definitely needs to be dealt with as soon as is possible.

DISCUSSION: **Commissioner Burggraaf** [7:45:51 PM](#) questioned the amount of square footage required for ADU. **Mr. McGrath** advised that the 30% figure denotes 30% of the dwelling and not the lot size. The second unit must be clearly subordinate, therefore, does not allow duplex units. **Commissioner Barbieri** felt it was more important to first clean up the areas with blight before something like this is initiated. **Commissioner Wendel** felt that quality of life would be impacted by

enacting this ordinance and everything needs to be collaborated with other City resources first. **Commissioner Burggraaf** did not feel the number of bedrooms affected the number of people in a home. He Wondered if there would be a duplication by adding the bedroom restriction and square footage restriction also. **Mr. McGrath** added that he felt both would be needed for clarification. The goal is to avoid large two-bedroom units if possible. He admitted that this ordinance was merely a starting point and that much more would need to be added. The important factor is not to diminish the quality of life for other people living in the City. He advised that this is a work in progress and would be brought back at a later date with more content. [8:10:31 PM](#)

4. General Plan, Unified Development Code; and Commercial Design Standards Discussion by Mark McGrath/Director of Community Development.

Mr. McGrath talked in general about the General Plan and Design Standards and what he is hoping to achieve in the future. That this topic will be included on each work session for the foreseeable future and that the work sessions will be concentrating solely on discussion items. [8:16:31 PM](#)

CITY COUNCIL MEETING AND GENERAL DISCUSSION: The Commissioners who attended the Wasatch Front Regional Council Seminar earlier in the day shared their experiences from that event, as did Mr. McGrath and Ms. Price who were also in attendance.

ADJOURNMENT: The meeting was adjourned by motion of Commissioner Warnas at 09:20 p.m.

Respectfully submitted by:

Jean Gallegos, Admin Assistant/Recorder for the
Planning Commission